

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		COLONIAL DR, ARLINGTON

## OWNERSHIP

Owner 1:	COURTEMANCHE JEAN			
Owner 2:	RICARD ISABELLE V			
Owner 3:				
Street 1:	57 COLONIAL DRIVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	MOY FRANKLIN J/BIYAO -		
Owner 2:	-		
Street 1:	57 COLONIAL DRIVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 2300 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.14176	Total SF/SM:	6175	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	514,461	Spl Credit	Total:	514,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6175.000	323,800		514,500	838,300		13023
							GIS Ref
							GIS Ref
Total Card	0.142	323,800		514,500	838,300	Entered Lot Size	
Total Parcel	0.142	323,800		514,500	838,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		364.48	/Parcel: 364.48	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	323,800	0	6,175.	514,500	838,300		Year end	12/23/2021	<b>PRINT</b>	
2021	101	FV	313,200	0	6,175.	514,500	827,700		Year End Roll	12/10/2020		
2020	101	FV	313,300	0	6,175.	514,500	827,800	827,800	Year End Roll	12/18/2019	12/29/21	20:10:04
2019	101	FV	248,000	0	6,175.	665,800	913,800	913,800	Year End Roll	1/3/2019	<b>LAST REV</b>	
2018	101	FV	248,000	0	6,175.	423,700	671,700	671,700	Year End Roll	12/20/2017		
2017	101	FV	248,000	0	6,175.	387,400	635,400	635,400	Year End Roll	1/3/2017	12/26/19	17:07:0
2016	101	FV	206,400	0	6,175.	314,700	521,100	521,100	Year End	1/4/2016	apro	
2015	101	FV	194,300	0	6,175.	314,700	509,000	509,000	Year End Roll	12/11/2014		

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2016	Inspected	PT	Paul T
7/22/2016	Left Notice	PT	Paul T
7/22/2016	Permit Visit	PT	Paul T
5/26/2015	Permit Insp	PC	PHIL C
1/30/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
8/7/2007	MLS	HC	Helen Chinal
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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[illegible]

## EXTERIOR INFORMATION

Type:	5	- Cape
Sty Ht:	1H	- 1 & 1/2 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	CREAM	
View / Desir:	k	- Kelwyn Manor

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1940	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G17	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1988	0.00	T	24.8	101						